

Staff Summary Report



To: Mayor and City Council
Through: City Manager

Agenda Item Number 19
Meeting Date: 01/25/01

SUBJECT: EVERGREEN #SBD-2000.85

PREPARED BY: DeeDee (D²) Kimbrell, Planner I (480-350-8331)

REVIEWED BY: Dave Fackler, Development Services Manager (480-350-8333)

BRIEF: Request by Evergreen for a Final Subdivision Plat at 700 South Evergreen Road.

COMMENTS: **PLANNED DEVELOPMENT (0406)** Request by **EVERGREEN** (The Church of Jesus Christ of Latter Day Saints, property owner) for a Final Subdivision Plat located at 700 South Evergreen Road. The following is approval is requested from the City of Tempe:

#SBD-2000.85 A Final Subdivision Plat consisting of 2 parcels on 4.969 net acres at 700 South Evergreen Road.

Document Name: 20010125devsrh01

Supporting Documents: Yes

SUMMARY: The church owners plan is to extend their existing parking lot just south of the church building. The intent is to combine two existing parcels then subdivide them with new property lines into two new parcels, A and B. Parcel A will include the church building plus the new parking lot. Parcel B will be facing University Drive and may be sold separately in the near future. The new parcels appear to comply with required technical standards of Subdivision Ordinance No. 99.21 therefore staff recommends approval, and public input is not required.

RECOMMENDATION: Staff – Approval
Public – No Comments

ATTACHMENTS:

1. List of Attachments
2. History & Facts / Description / Comments / Reason(s) for Approval
3. Conditions of Approval
4. Location Map
5. Subdivision Plat

HISTORY & FACTS:

September 28, 1988. The Board of Adjustment approved a height variance from 15' to 29' for the Church of Jesus Christ of Later Day Saints.

October 5, 1988. The Design Review Board a 14,931 s.f. church building on 3.37 acres.

DESCRIPTION: Owner – The Church of Jesus Christ of Latter-Day Saints
Applicant – Phillip Williams
Engineer – R.B. Williams & Assoc., Inc.
Existing zoning – CCR
Total site area – 4.96 acres
Number of lots proposed – 2

COMMENTS: The church owners plan is to extend their existing parking lot just south of the church building. The intent is to combine two existing parcels then subdivide them with new property lines into two new parcels, A and B. Parcel A will include the church building plus the new parking lot. Parcel B will be facing University Drive and may be sold separately in the near future. The new parcels appear to comply with required technical standards of Subdivision Ordinance No. 99.21 therefore staff recommends approval. To date, public input has been received.

REASON(S) FOR APPROVAL:

1. The plat appears to con form with Subdivision Ordinance No. 99.21.

**CONDITION(S)
OF APPROVAL:**

1.
 - a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
 - b. Off-site improvements to bring roadways to current standards include:
 - (1) Water lines and fire hydrants
 - (2) Sewer lines
 - (3) Storm drains.
 - (4) Roadway improvements including streetlights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
 - c. Fees to be paid with the development of this project include:
 - (1) Water and sewer development fees.
 - (2) Water and/or sewer participation charges.
 - (3) Inspection and testing fees.
 - d. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
2.
 - a. All street dedications shall be made within six (6) months of Council approval.
 - b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
 - c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.
3. No variances may be created by future property lines without the prior approval of the City of Tempe.
4. The Final Subdivision Plat shall be recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department. Details of the document format shall be reviewed by the Planning Division staff within Development Services prior to recordation by the Maricopa County Recorder.



